

# **Design Guidelines for Light Manufacturing**



## Design Guidelines

The purpose of design guidelines for light manufacturing is in addition to existing city of Bainbridge Island zoning regulations. Design guidelines provide direction on site design and building design. The following set of guidelines is intended to serve as a minimum threshold for development. Application of guidelines necessitates flexibility so as not to restrict creativity and to account for the setting and functionality of the light manufacturing to take place on the site. In addition, property owners' security concerns need to be taken into account in such areas as the entrances and the uses of the site.

*Definition:*

When the term “view from the road” is used, it refers to an arterial or collector located on the edge of the site, not to roads within the interior of the site.

## Site Design

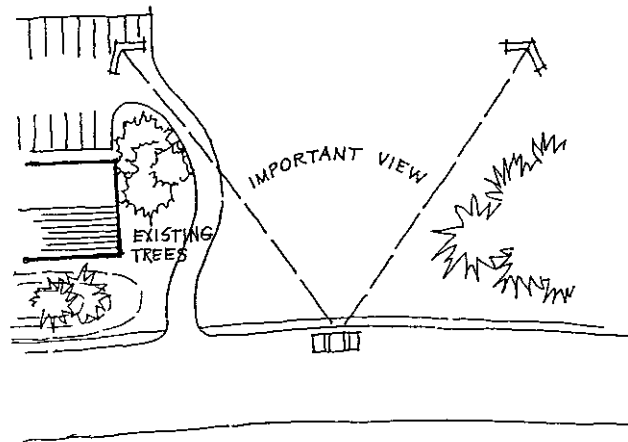
### *View from the Road*

#### *Intent:*

Preserve vistas and viewpoints of pastoral scenes such as rolling hills, fields and forested ridges.

#### *Guideline:*

Where the terrain permits, hide the view of building, parking, and equipment, so that they cannot be seen from the road.



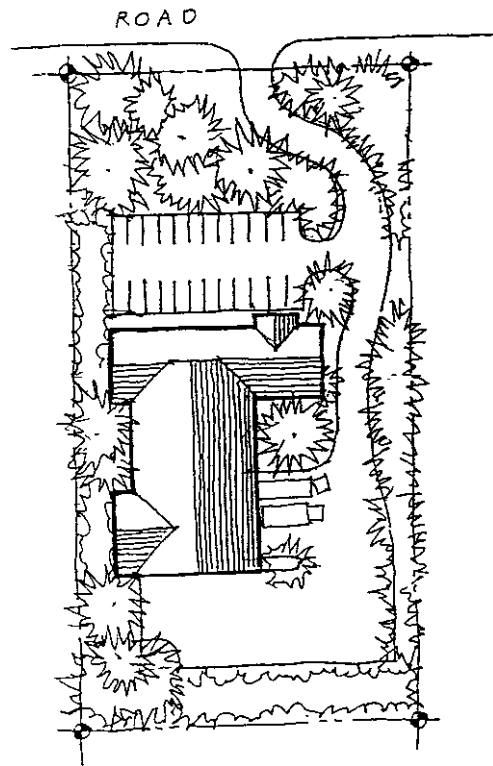
### ***Maintain Wooded Character***

#### ***Intent:***

Use trees and shrubs to maintain or establish a visual screen of light manufacturing buildings and/or activities. Also use existing or newly planted trees and shrubs to soften the impact of new development within the interior of the site.

#### ***Guideline:***

Preserve mature trees and shrubs and plant trees that can screen the view of buildings from the road or adjacent residential properties. Protect significant mature trees and stands of trees so that mature vegetation dominates within the screen.



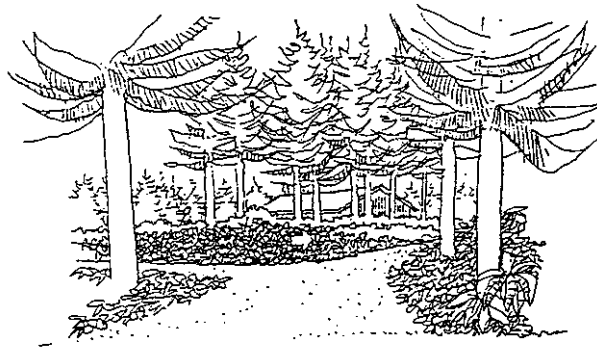
## ***Entrances***

### ***Intent:***

Minimize the disruption of the visible landscape.

### ***Guideline:***

To the greatest extent possible, road entrances should not draw attention to the light manufacturing facility. This should be accomplished by minimizing the width of the entrance, utilizing curves immediately inside the entrance, and by allowing the natural vegetation to grow to the edge of the drive.



## ***No Chain Link Fences***

### ***Intent:***

Maintain the island landscape.

### ***Guideline:***

Chain link fences shall not be visible from roads and neighboring properties.

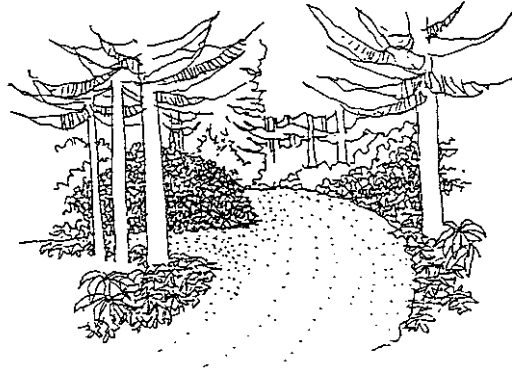
## ***Internal Roads***

### ***Intent:***

Minimize the visual impact of the roads.

### ***Guideline:***

Build roads as narrow as possible. Create, whenever possible, a loop within the site with one-way narrow roads. Let vegetation grow to the edge of the road.



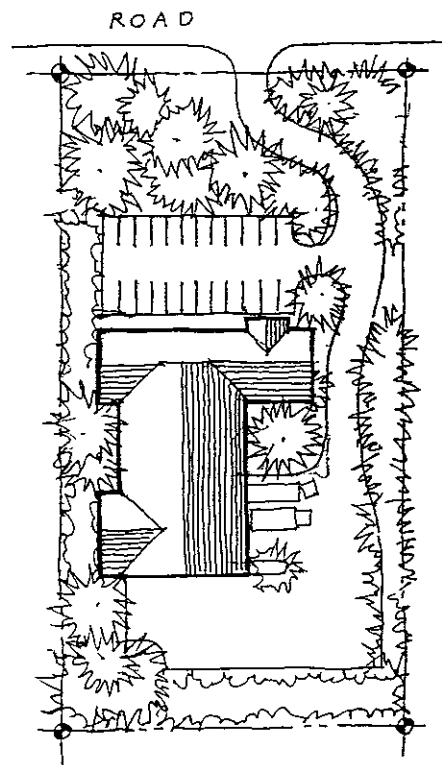
## ***Loading Docks***

### *Intent:*

Minimize the visual impact of loading docks from the road and adjacent residential properties.

### *Guideline:*

Place loading docks on the site so they are fully screened from the road or adjacent residential properties.





### ***Agricultural Uses within the Open Space***

***Intent:***

Help sustain and encourage agriculture on the island.

***Guideline:***

Active agricultural uses such as pasture land and fruit and vegetable farms are encouraged within the open space.



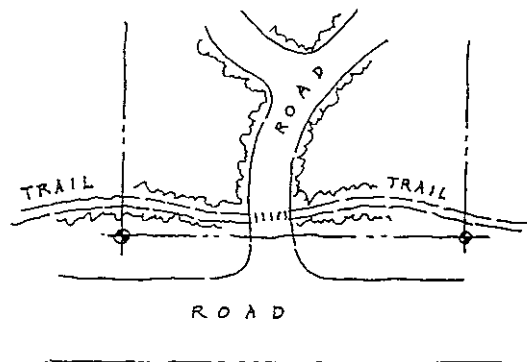
### ***Trails within the Open Space***

***Intent:***

Expand passive recreational use.

***Guideline:***

Trails are encouraged. Support future trail systems by initiating trails on the site or connecting to existing trails.



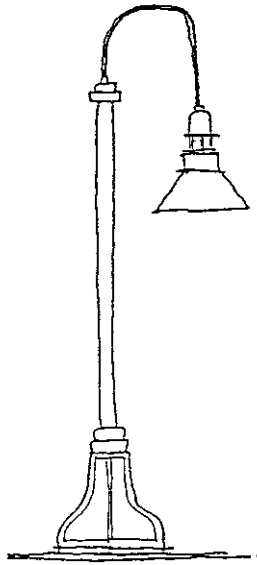
## ***Shielded Lighting***

### ***Intent:***

Ensure that the source of light for parking, services, and loading areas does not spill over to adjacent residential properties or the road.

### ***Guideline:***

Freestanding and building mounted light fixtures should not exceed 14 feet in height, including the base. All exterior lighting fixtures should incorporate cutoff shields to prevent spillover. Use of motion sensors with long time delays are encouraged. Use of mercury vapor lamps are strongly discouraged.



## Building Design

### *Encouraging Varied Shapes and Details*

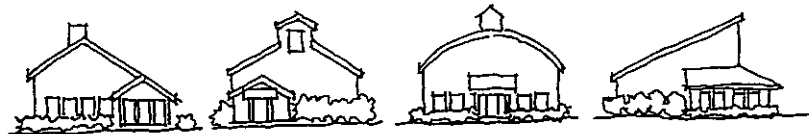
#### *Intent:*

Include building details that create a sense of human scale and that visually reduce the bulk of larger buildings.

#### *Guideline:*

Buildings should incorporate most of the following elements:

- A pitched or rounded roof
- Varied rooflines and roof details such as monitors
- A visually prominent principal entrance
- Appropriately scaled windows with visible trim
- Landscaping at the building edge
- Surface treatment to break up scale



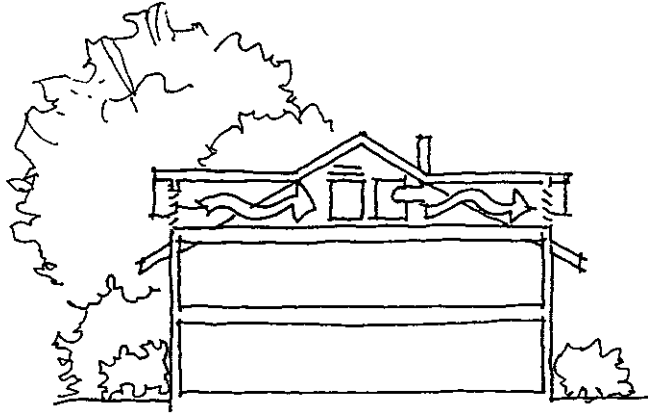
### ***Conceal Mechanical Equipment***

***Intent:***

Ensure that larger pieces of mechanical equipment are visually unobtrusive.

***Guideline:***

Conceal mechanical equipment within the roof, or behind buildings or other screening so it is not visible from the road or adjacent residential properties.



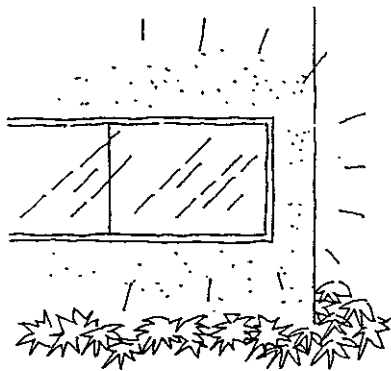
### ***Glare***

***Intent:***

Avoid glare onto adjacent properties or roads.

***Guideline:***

Avoid the use of reflective glass and exterior colors or building materials that produce a strong reflection of light.



NO



YES